



FILE: PA 02-0032

DATE: April 30, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Site Development Permit for the construction of a preschool/daycare facility.

LOCATION: 29151 Sienna Parkway, Ladera Ranch

APPLICANT: J.L. Hare & Associates on behalf of DMB Ladera.

I. NATURE OF PROJECT:

The project site is zoned PC Planned Community District and is located in the Ladera Planned Community. The project site is located in Planning Area 2 on Sienna Parkway in tract 15884 on Lot 12. This site development permit is to allow the construction of a 27,300 square foot preschool/daycare facility on approximately one acre of land. The facility is located in close proximity to surrounding residential development and a school site is located to the north. The Pacific Preschool facility will provide education and daycare for nearby residences and surrounding community. Pacific Preschool operates as an early education program for children ages 2 through 6 years old. Hours of operation will be 7am to 6pm.

The preschool/daycare facility will consist of eight rooms. Classrooms will range from approximately 402 square feet to approximately 474 square feet. Each classroom will serve a maximum of 12 children. A 1,121 square foot multi-purpose room will be located in the middle of the building. The front of the building will host a reception area and an office. A kitchen will be located in the rear portion of the structure. Grading quantities will include 700 cubic yards of cut, all of which will be exported. The conceptual landscape plan includes several varieties of trees and proposes an open turf area for play and instruction. A sandbox area and two play areas will be located behind the facility. A retaining wall will run behind the facility.

The facility is expected to handle a maximum of 130 children with 8 staff members. Zoning Code Section 7-9-145.6 "Off-Street Parking Requirements" explains that two parking spaces for each staff member and 1 loading space for every 8 children must be provided. The facility is proposing 42 parking spaces including three handicap parking spaces, well over the required 24 parking spaces. Access to the site will be gained via Sienna Parkway, with the south driveway providing ingress and egress and the north driveway providing located will be designed in order to provide egress only. Subdivision and Grading Traffic Section reviewed the project and the project was determined to have sufficient traffic flow.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Section 7-9-150 “Discretionary Permits and Procedures” together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 555, previously certified on 10/17/95. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____
Chad Brown, Section Chief
CPSD/Site Planning Section

JJT

ATTACHMENTS:

Appendix A – Findings
Appendix B – Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.